

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Rajahmundry Municipal Corporation – Certain variation in the Master Plan - Change of land use from Residential use zone to Commercial use in T.S.Nos.85, 95 and 797 at GNT Road, Rajahmundry to an extent of Ac.3.04 cents - Draft Variation - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 454

Dated the 14th July, 2009.

Read the following :-

1. G.O.Ms.No.465 MA., dated 28.10.1975.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.13303/2007/R, dated 8.2.2008.
3. Government Memo. No.2763/H1/2008-1, Municipal Administration and Urban Development Department, dated 13.3.2008.
4. From the Commissioner, Rajahmundry Municipal Corporation, Letter Roc.No.3080/2007-G1, dated 4.5.2008.
5. Government Memo. No.2763/H1/2008-2, Municipal Administration and Urban Development Department, dated 2.6.2008.
6. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.13303/2007/R, dated 13.6.2008.
7. From the Commissioner, Rajahmundry Municipal Corporation, Letter Roc.No.3080/2007-G1, dated 22.7.2008.
8. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.13303/2007/R, dated 18.8.2008.
9. Government Memo. No.2763/H1/2008-3, Municipal Administration and Urban Development Department, dated 17.12.2008.
10. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.13303/2007/R, dated 11.2.2009.
11. Government Memo. No.2763/H1/2008-4, Municipal Administration and Urban Development Department, dated 19.06.2009.
12. From the Commissioner, Rajahmundry Municipal Corporation, Letter Roc.No.3080/2007-G1, dated 9.6.2009.
13. From the Commissioner of Printing, A.P. Extraordinary Gazette No.286, Part-I, dated 20.6.2009.

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ORDER:

The draft variation to the Rajahmundry General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.465 MA., dated 28.10.1975 was issued in Government Memo. No.2763/H1/2008-4, Municipal Administration and Urban Development Department, dated 19.06.2009 and published in the Extraordinary issue of A.P. Gazette No. 286, Part-I, dated 20.6.2009. No objections and suggestions have been received from the public within the stipulated period. The Commissioner, Rajahmundry Municipal Corporation in his letter dated 9.6.2009 has informed that the applicants have paid an amount of Rs.4,92,120/- (Rupees four lakh ninety two thousand one hundred and twenty only) towards conversion charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. C.V.S.K. SARMA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

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The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry.
The Municipal Commissioner, Rajahmundry Municipal Corporation, E.G.District.

Copy to:

The individual through the Municipal Commissioner, Rajahmundry Municipal Corporation, E.G.District.
The District Collector, East Godavari District, Kakinada.
The Private Secretary to Minister for MA&UD.
SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Rajahmundry Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 286, Part-I, dated 20.6.2009 as required by clause (b) of the said section.

VARIATION

The site in T.S.Nos.85, 95 and 797 at GNT Road, Rajahmundry to an extent of Ac.3.04 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Rajahmundry Town sanctioned in G.O.Ms.No.465 MA., dated 28.10.1975 is designated for Commercial use by variation of change of land use as marked "ABCDE&F" as shown in the revised part proposed land use map GTP No.6/2009/R, which is available in Municipal Office, Rajahmundry Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall handover the road affected portion to the Rajahmundry Municipal Corporation at free of cost i.e., 40.69 Sq.Mtrs.,
8. The applicant shall fulfill the conditions as laid down by the Irrigation Authority.
9. The applicant shall take prior approval before commencing the development activity from the competent authority.
10. The applicant shall not take up any type of development up to 50.00 Mtrs., from the boundary of river as per G.O.Ms.No.302, MA&UD Department, dated 15.4.2008.

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11. The Director of Town and Country Planning, Hyderabad / Commissioner, Rajahmundry Municipal Corporation shall take the opinion of the Executive Engineer, Godavari Headworks Division, Irrigation & CAD Department, Dowlaiswaram in so far as precautionary conditions to be insisted like insisting green belt towards river side, construction of retaining wall, safe distance to be provided, mode of disposal of effluents etc., **while granting building permission.**
12. The Solid / Liquid waste shall not be disposed into river and proper drainage network shall be worked out for disposal of the same.
13. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

- North : Existing Buildings, Municipal Guest House and District Collector Guest House.
- East : Existing G.N.T.Road to be widened to 60 feet wide as per Master Plan.
- South : Existing building, Hotel Asriya.
- West : Godavari River.

DR. C.V.S.K. SARMA
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER